

4613 Custer St.
Manitowoc, WI 54221-0245
(920) 973-3786 (Mobile)
(920) 683-3459 (Fax)
(920) 682-8282 (Office)
bimhof@hamann.com

## **Budgetary Estimate**

Name: City of Two Rivers - Neshotah Park Attn: Mike Mathis Date: September 26, 2025

Street Address: 2111 Pierce St., Two Rivers

## Description: Neshotah Park Beach Concession Building

Clarifications and exclusions:

- · Remodeling of the existing building per Concept "A" plan dated attached
  - o Male Restroom Summary
    - The existing urinals on the west wall and sinks and countertops on the east wall to remain as is
    - Remove the existing wood partition wall at the south entrance.
    - Add new CMU partition walls to create the storage room
    - Add (5) new toilets with new solid plastic partition walls
      - (1) ADA stall with code compliant grab bars
    - Add (3) new wall hung lavatory sinks and faucets
    - Install the new closet door
    - Infill the existing opening to the previous toilet room
    - Paint all the new and existing walls
    - Prepare and apply epoxy coating to the floor
  - o Female Restroom Summary
    - Actual layout is different than the drawing, existing lavatory sinks and countertops are on the north wall
    - The existing (4) toilets, on the south wall, and sinks and countertops, on the north wall to remain as is
    - Remove the wood partition wall at the south entrance
    - Add new CMU partition walls to create the (2) unisex restrooms
    - Install (4) new toilets and solid plastic toilet partitions
      - (1) ADA stall with code compliant grab bars
    - Install (2) new wall hung lavatory sinks and faucets
    - Paint the existing and new walls
    - Prepare and apply epoxy coating on the floor
  - o (2) ADA Accessible Unisex Restroom Summary
    - Rework the south wall to create two new openings and install new hollow metal door units
    - Install (1) new toilet, (1) wall hung lavatory sink and faucet in each restroom
    - Install code compliant grab bars in each restroom
    - Install a drywall ceiling in each rest room
    - Paint the new and existing walls, and the ceilings
    - Prepare and apply epoxy coating on the floors
    - Install new concrete stoop on new concrete frost walls
  - Concession Area Summary
    - Remove CMU units as necessary to create the new wall openings per plan
    - Rework the north wall to create (1) new opening and install (1) new hollow metal exterior door unit
    - Construct a new CMU wall for the new janitor closet space
    - Infill the east door opening



## **Budgetary Estimate**

- Install new 2' x 2' suspended ceiling with vinyl covered tiles
- Install new laminate cabinets with laminate counter tops on the south and east walls per the plan
- Paint the walls
- Prepare and apply epoxy coating to the floor
- Install (1) new two compartment kitchen sink and faucet
- Install (1) new hand wash sink
- Install new three compartment sink
- Does not include any kitchen appliances
- Does not include storage shelving in the back room
- Does not include cooking equipment and/or exhaust hood
- General Comments
  - The wood ceilings in the two restrooms to remain as is
  - Blacked out panels will be installed in front of the (2) north windows prior to building the plumbing walls. Glass block to remain as is
  - Where new CMU walls intersect the existing glass block, the glass bock will remain as is and new walls will abut the glass block
  - We will do our best to source new brick that will match, as close as possible, to the existing.
  - Remove the existing vinyl base through and replace with new vinyl base
  - Includes (1) new water heater

**Budget Estimate** 

\$360,636.00

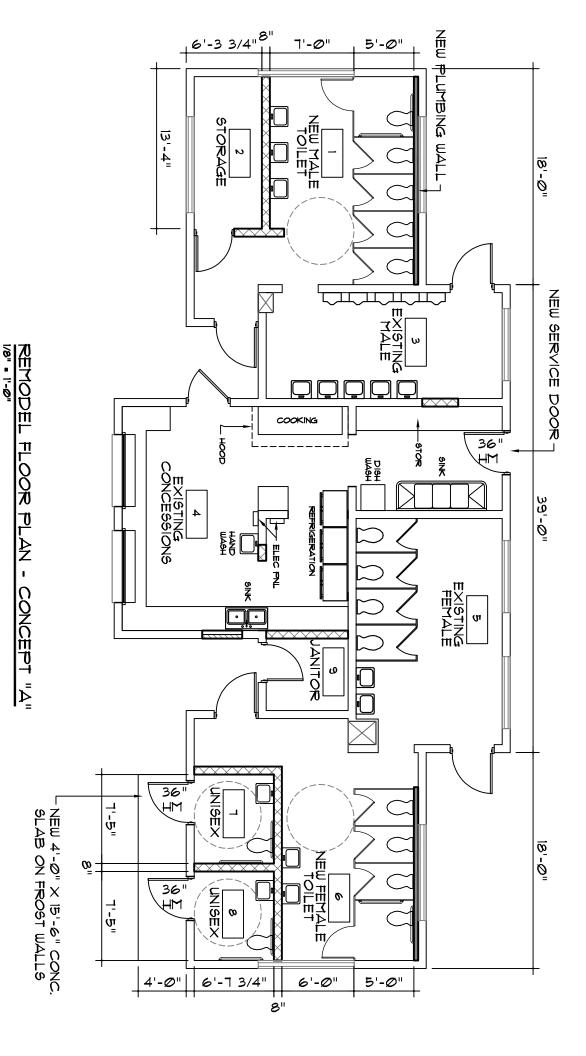
This is a budgetary estimate only. Actual cost may vary depending on design and/or conditions changes.

Sincerely,

Bryan Imhoff Project Manager / Estimator







PROPOSED ALTERATIONS FOR NASHOTAH BEACH CONCESSION AND RESTROOM FACILITY

SHET PR1